

The regular meeting of the Board of Aldermen was held on Tuesday, September 1, 2020 at 6:00 pm at the R.O. Affman Center to be able to accommodate everyone with social distancing.

The following members of the Governing Body were present:

Mayor: Danny Ritchie
Alderman: Dennis Anthony
Alderman: Matt Johnson
Alderman: Rick Cline
Alderman: Terry Yount

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula
Attorney: Rod Willcox

Mayor Ritchie opened the meeting with the Pledge of Allegiance followed by a moment of silence.

Approval of Minutes: The Council voted unanimously to approve the August minutes by a motion from Alderman Johnson, seconded by Alderman Anthony.

Resolution Designating Drexel Properties Reserve Funds – Manager Bradshaw explained to the Council that the town is a member of the North Carolina Municipal Power Agency 1 and because of this membership Drexel has received two credits of excess working capital. In August, 2019, the town received \$152,740.33 and in August, 2020, the town received \$242,664.61. She explained that these funds would be an excellent source of funds to help with the building of the electrical infrastructure for the Drexel Properties' site. A resolution is being presented to clarify that the funds have been set aside specifically for electrical needs on the Drexel Properties' site and needs approval from the Council. A motion was made by Alderman Anthony, seconded by Alderman Yount to approve the above-mentioned resolution and the vote was unanimous.

2019-2020 Audit Report – Ronnie Crump was present to review the 2019-2020 Audit Report. Mr. Crump stated at the beginning of his presentation that the town was in excellent financial condition. He stated part of the reason for our excellent rating is the NCMPA electric excess working capital that we received in August, 2019 in the amount of \$292,042.00. Highlights of the report are as follows:

- Current ratio 22.5 to 1 (6,038,703//268,342)
- Electric fund had a net income increase of \$393,063
- Water/Sewer Fund net income decrease of (\$43,244)
- Investment earnings for all funds was \$63,540 which is an increase over last year.
- General Fund revenues are up by \$26,635
- Public Safety expenditures decreased by \$26,553
- General Government decreased by \$1,122, Transportation increased \$103,647
- 97.83% Collection Rate on Property Taxes which is above the state average
- Fund Balance increased by \$45,718
- Unrestricted Funds available \$1,676,468
- Assets > Liabilities \$7,179,126 increased by \$307,323
- Property tax increase \$21,856, Sales tax, franchise, and sales tax refund increase \$5,179
- Debt: Grapple Truck vehicle lease \$57,786 and NCDENR loan of \$353,315
- General Fund Additions – Street Roller
- Electric Fund Additions – New Holland Tractor
- Sewer Fund Additions – New Holland Tractor

Annual Tax Settlement - Chelsea Carswell, tax collector presented the 2019-2020 annual tax settlement along with the monthly tax report. The tax collection rate for the tax year ending June 30, 2019 was 97.6%. A copy of the tax settlement is attached as part of the minutes.

2020 Tax Releases – Several tax releases are needed and are as follows:

- Unending Love Photography \$ 3.16
- Stephen Webb \$ 13.11
- Maledia Coleman \$ 3.57
- Frank Bryant \$ 9.31

A motion was made by Alderman Anthony, seconded by Alderman Johnson to release taxes in the total amount of \$29.15 for the above-mentioned taxes and the vote was unanimous.

Comprehensive Land Use Plan Committee Appointment – Manager Bradshaw explained that the town is in process of completing a new land use plan and a committee of citizens needs to be appointed. A tentative list of the citizens is attached as part of the minutes. A motion was made by Alderman Cline, seconded by Alderman Yount to approve the list of citizens to serve on the Comprehensive Land Use Plan Committee and the vote was unanimous.

Drexel Police Department – Chief Treadway was present to review the August report. A copy of the report is attached as part of the minutes.

Departmental Reports – The Council reviewed the financial and tax reports for August, 2020. A copy of each report is attached as part of the minutes.

Attorney Report – Manager Bradshaw explained that one of the tenants in the small business incubator is continuously behind on the monthly lease and the town has worked with the tenant for years. The eviction process has been discussed with Attorney Willcox and what steps we would need to take. Attorney Willcox stated that a letter could be sent to allow him 30 days to bring the account current or they would have to vacate the business. A motion was made by Alderman Johnson, seconded by Alderman Cline to authorize Attorney Willcox to start the process by sending a letter to the tenant (Queens Tile and Hardwood).

Miscellaneous –

- Next meeting will be October 6, 2020 at 6 pm
- Mayor Ritchie inquired about the status of the request made last month for a hearing in reference to a code enforcement violation. Manager Bradshaw stated that this case was dismissed because the mobile home which was causing most of the complaints has since been removed from the property and the other mobile home in question is not as bad and the customer is paying taxes regularly.
- Manager Bradshaw explained that the code enforcement had slowed down over the last few months but Mr. Justice will be starting back in the near future with those code enforcement issues that have been addressed within this year. Manager Bradshaw stated that she needed some guidance on the abatement process for code enforcement and how much the town would be willing to spend and also how forceful we want to be. Alderman Cline stated that after warning them 3 or 4 times and they still haven't cleaned up then the town should put the heat on them. Attorney Willcox stated that we could send a letter from his office first to be more official and then if no action is taken we could move forward with the process. Mayor Ritchie stated that maybe we should give them 3 strikes(notices) and then we take further action. Manager Bradshaw stated

that when they acquired quotes for removal of the mobile homes before, it was in the range of \$2,500 per home and we would attach that lien to the property. She stated that it would be difficult to recoup monies we have already spent through removal process by attaching liens. Manager Bradshaw says she don't need an answer at this time but it is something we need to think about for the future. Alderman Johnson asked if we should allocate some funding for this process. Manager Bradshaw stated that we have allocated the extra funding leftover from the decrease in the Code Enforcement contract for this year. Mayor Ritchie asked if they could request to come before the Board in closed session for their code enforcement issues and Manager Bradshaw said that is a part of the code enforcement process.

- Alderman Anthony asked about the house that burned on Mt. View Drive and if there was any word on the status of clean-up on this house. Manager Bradshaw said that she would have to look into what the process is and who would be responsible for clean-up and removal.

Adjournment – A motion was made by Alderman Yount, seconded by Alderman Johnson to adjourn the regular meeting at 6:37 p.m. and the vote was unanimous.

TOWN CLERK Sherry Dula

MAYOR Tony B. Yount

ALDERMAN Chris R. Clark

ALDERMAN Mike Johnson

ALDERMAN [Signature]

ALDERMAN _____